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**BY HAND DELIVERY**

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12553

Re: Shadowfax Run Subdivision -- Jackson Avenue  
Our File No. 09937-51362

Dear Members of the Planning Board:

My firm represents William and Margaret Steidle, the owners of Pine View Farm, located at 575 Jackson Avenue.

The Steidles have some concerns regarding the proposed development known as the Shadowfax Run subdivision, located immediately north of Pine View Farm. Mr. Steidle has submitted his concerns in writing and has made a presentation before the Board.

I wish to comment on the Board's role as lead agency under the State Environmental Quality Review Act (SEQRA). As lead agency, the Planning Board is the steward of the "air, water, land and living resources," and the Planning Board has the "obligation to protect the environment for the use and enjoyment of this and all future generations." 6 NYCRR § 617.1(b).

Given that there are both federal and state wetlands located on the Shadowfax site, the applicant may need permits for any wetland disturbance. However, the wetlands have not been delineated. As a result, the full extent of the wetland boundaries -- and any disturbance -- remains unknown. Given this, the Planning Board should require that the wetland boundaries be delineated by a qualified wetland biologist, and the delineation confirmed and shown on the plans.

Our primary concern is the location of the entrance road. The applicant has proposed locating the entrance road in a place that simply does not work. As Mr. Steidle said, the entrance road connection is proposed at a location which has totally inadequate sight distance in both directions. As a result, the developer proposes to modify 1200 linear feet of Jackson Avenue (nearly 1/4 mile) to create adequate sight distances. Modifications include (1) excavation and filling of 975